

RETAIL FOR SUBLEASE

# PACK N SHIP PRO SUBLEASE

19372 RONALD REAGAN BOULEVARD #310, GEORGETOWN, TX 78628



**TRANSWORLD®**  
Commercial Real Estate



1000 SF SUBLEASE

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



**PRESENTED BY:**

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# PROPERTY SUMMARY

Pack N Ship Pro  
19372 Ronald Reagan Boulevard #310 | Georgetown, TX 78628



## Highlights

Price:	\$3433/ mo
Size:	1000 SF
Asset Type:	Retail Sublease
Available:	Through Dec 2029
HIGHLIGHTS	H-E-B Anchored Center
Built:	2021
Class:	A
1 mile HH Income:	\$168,085
Population Growth	+/- 21.5%
Parking:	Ample

## Property Overview

Secure this prime 1,000 RSF sublease inside Pack & Ship Pros at the fully leased Bar W Marketplace, Building C, Suite 310. Benefit from consistent recurring foot traffic from private mailbox customers who regularly need shipping, printing, document services, repairs, and professional support. Ideal for professional services, private offices, and supporting businesses such as cell phone/computer repair, custom framing, notary services, tax preparation, or insurance. Offered as a pass-through sublease through December 31, 2029 in this 2021-built H-E-B anchored center.

## Location Overview

Located in Leander, Williamson County—one of the fastest-growing areas in Texas—Bar W Marketplace occupies the hard corner of Ronald Reagan Blvd and SH-29. This H-E-B anchored center serves expanding master-planned communities with strong demographics and daily convenience traffic from nearby quick-service restaurants, while offering excellent access to 183/183A Toll and I-35.

# PROPERTY PHOTOS

Pack N Ship Pro Sublease





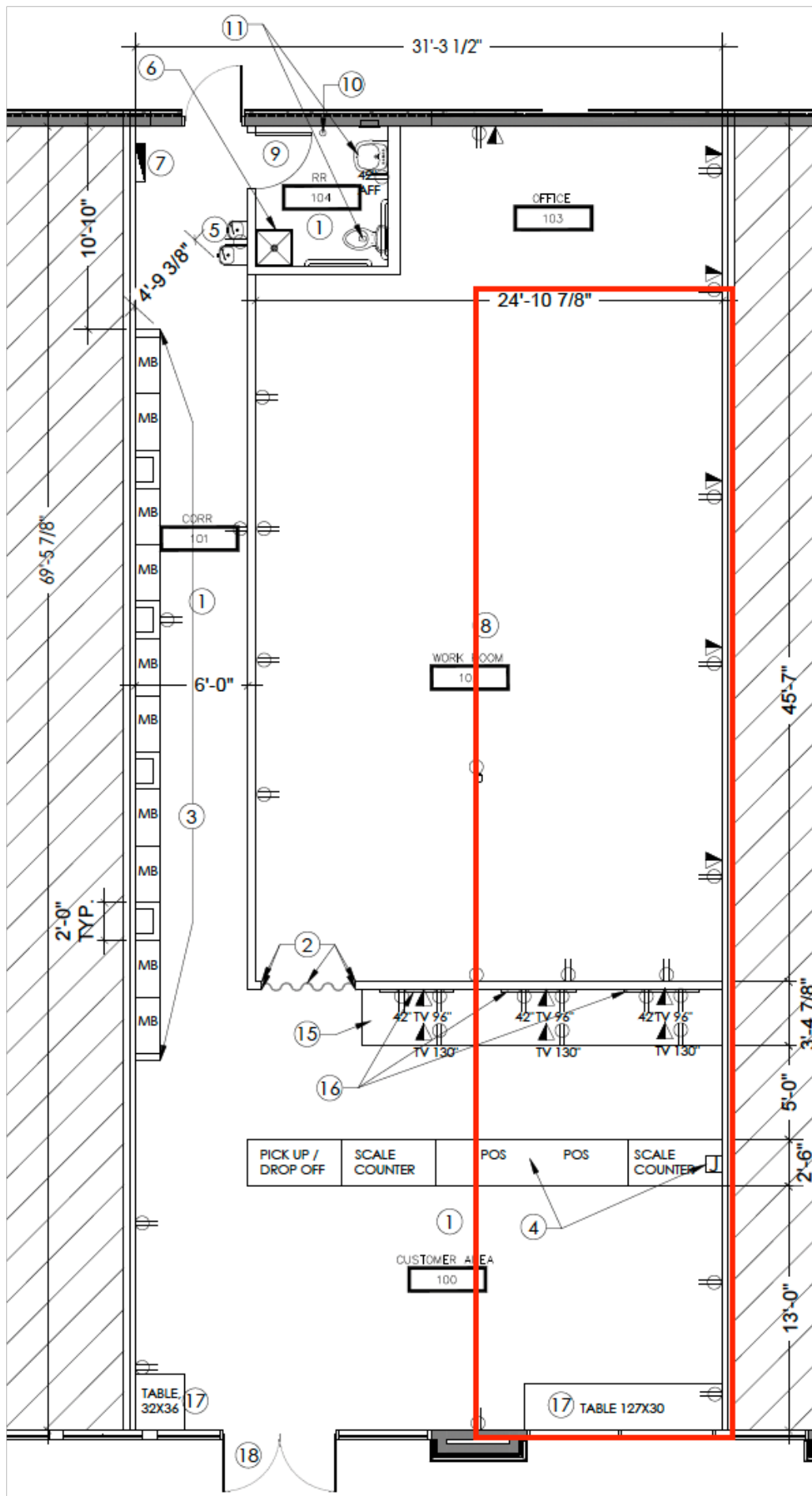
# PROPERTY PHOTOS

Pack N Ship Pro Sublease



# PROPERTY PHOTOS

Pack N Ship Pro  
19372 Ronald Reagan Boulevard | Georgetown, TX 78628



# PROPERTY PHOTOS

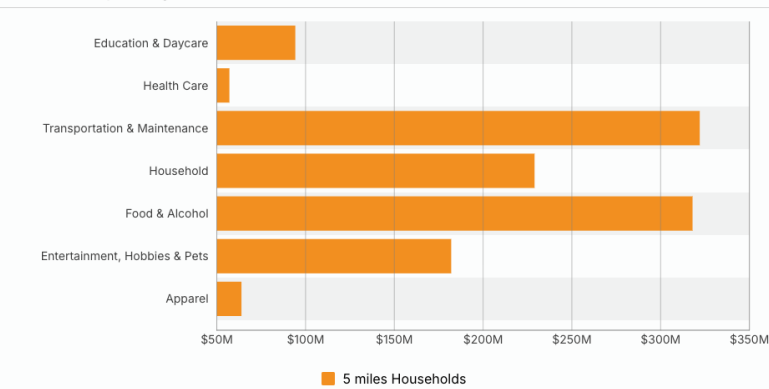
Pack N Ship Pro  
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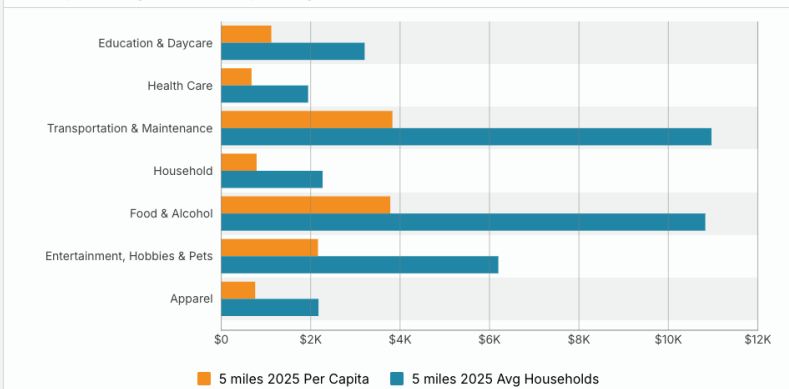
## Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industri...</b>	<b>735</b>	<b>143</b>	<b>5</b>	<b>7,356</b>	<b>1,133</b>	<b>6</b>	<b>66,670</b>	<b>10,327</b>	<b>6</b>
Trade Transportation & Uti...	122	22	6	1,010	188	5	12,414	1,328	9
Information	14	2	7	119	16	7	1,500	163	9
Financial Activities	126	27	5	614	164	4	5,898	1,291	5
Professional & Business S...	65	16	4	1,011	163	6	6,921	1,378	5
Education & Health Services	244	54	5	2,616	310	8	20,756	3,900	5
Leisure & Hospitality	99	12	8	972	107	9	10,400	862	12
Other Services	65	10	7	675	169	4	5,854	1,259	5
Public Administration	0	0	-	339	16	21	2,927	146	20
<b>Goods-Producing Industries</b>	<b>142</b>	<b>42</b>	<b>3</b>	<b>1,741</b>	<b>274</b>	<b>6</b>	<b>8,627</b>	<b>1,309</b>	<b>7</b>
Natural Resources & Mining	0	0	-	13	4	3	101	32	3
Construction	123	39	3	1,224	235	5	4,974	1,014	5
Manufacturing	19	3	6	504	35	14	3,552	263	14
<b>Total Daytime Employment</b>	<b>877</b>	<b>185</b>	<b>5</b>	<b>9,097</b>	<b>1,407</b>	<b>6</b>	<b>75,297</b>	<b>11,636</b>	<b>6</b>

## Consumer Spending



## Per Capita & Avg Household Spending



## Consumer Spending By Industry

2025 2030

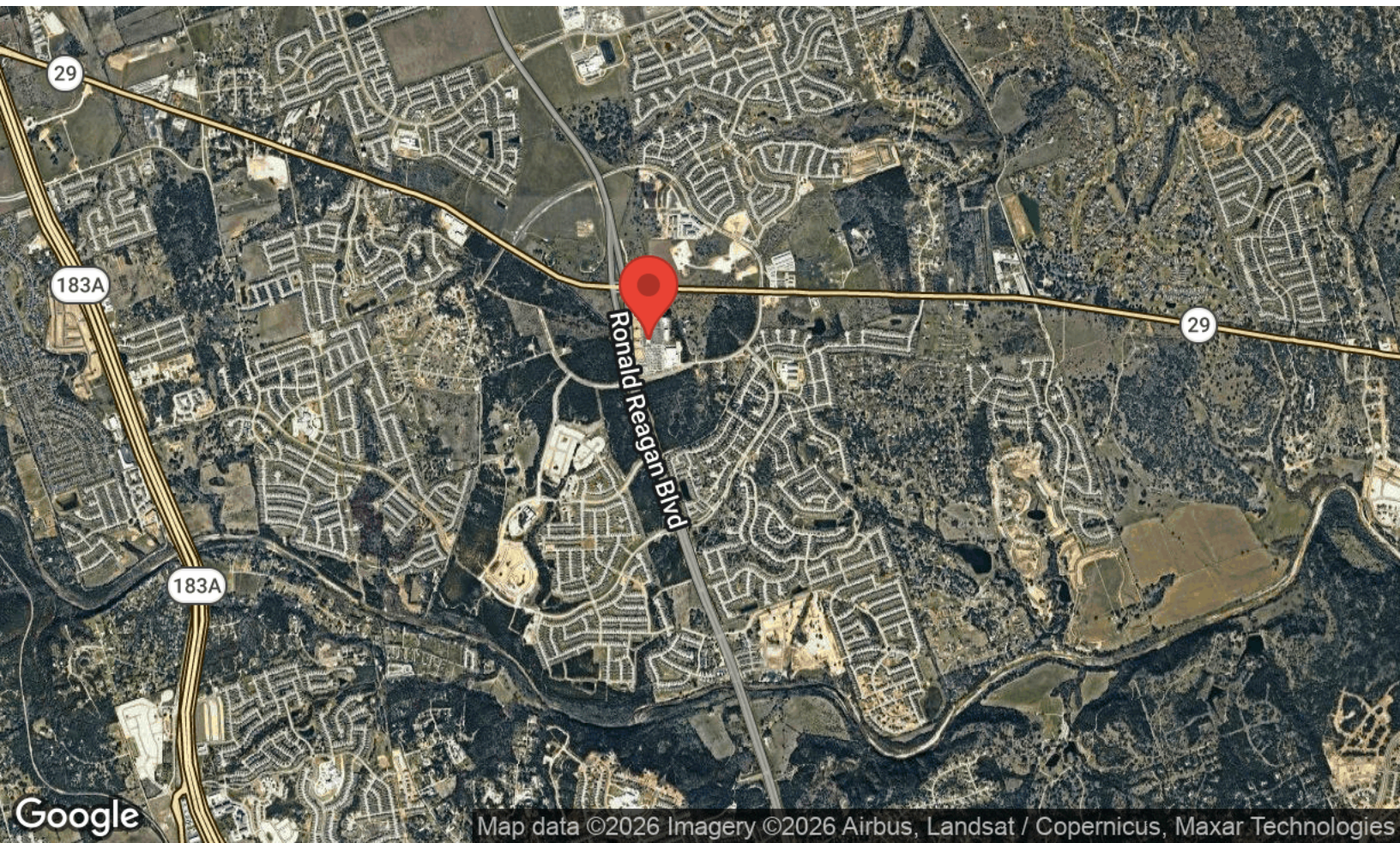
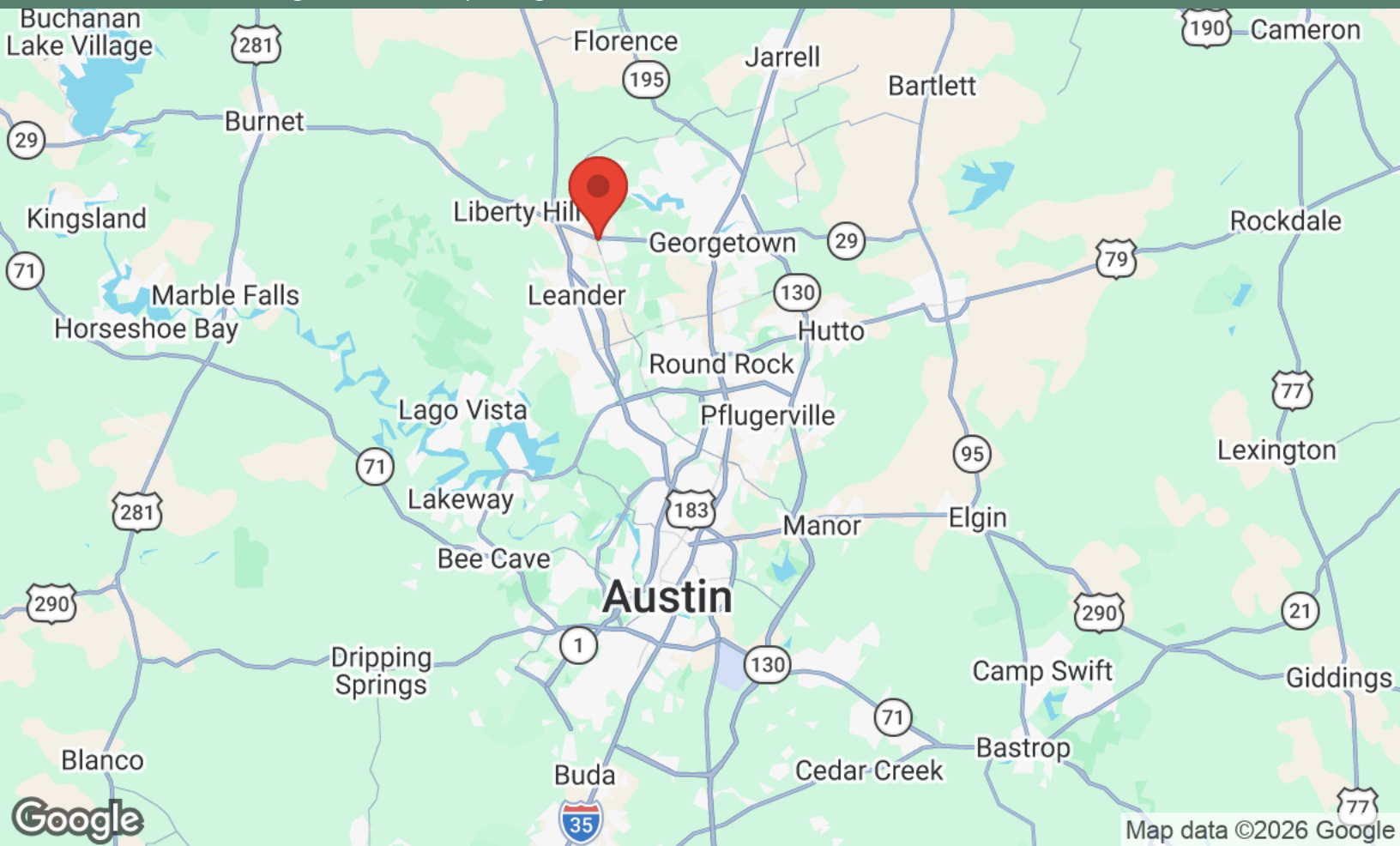
Radius	2 miles			5 miles			10 miles		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All									
Apparel	\$22,433,150	\$2,384	\$808	\$80,699,110	\$2,292	\$803	\$316,925,639	\$2,158	\$792
Entertainment, Hobbies & P...	\$62,757,764	\$6,669	\$2,261	\$228,983,245	\$6,503	\$2,279	\$915,302,113	\$6,233	\$2,289
Food & Alcohol	\$114,863,628	\$12,207	\$4,138	\$415,822,377	\$11,810	\$4,138	\$1,664,393,336	\$11,335	\$4,162
Household	\$79,673,343	\$8,467	\$2,871	\$282,903,935	\$8,035	\$2,815	\$1,117,972,343	\$7,613	\$2,796
Transportation & Maintena...	\$121,290,431	\$12,890	\$4,370	\$441,004,482	\$12,525	\$4,388	\$1,708,527,047	\$11,635	\$4,272
Health Care	\$21,272,985	\$2,261	\$766	\$77,557,658	\$2,203	\$772	\$319,610,569	\$2,177	\$799
Education & Daycare	\$35,223,049	\$3,743	\$1,269	\$126,051,194	\$3,580	\$1,254	\$500,773,348	\$3,410	\$1,252
<b>Total Specified Consumer ...</b>	<b>\$457,514,350</b>	<b>\$48,620</b>	<b>\$16,484</b>	<b>\$1,653,022,001</b>	<b>\$46,948</b>	<b>\$16,449</b>	<b>\$6,543,504,395</b>	<b>\$44,562</b>	<b>\$16,362</b>

## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Ronald Reagan Blvd	Hwy 29 S	2,474	2025	0.42 mi
Co Rd 266	Co Rd 270 SW	31	2025	1.82 mi
County Road 266	-	126	2023	2.00 mi
Co Rd 266	Co Rd 259 N	198	2025	2.03 mi
Christopher Lane	-	232	2023	2.17 mi
Christopher Ln	Co Rd 270 W	199	2025	2.19 mi
S Gabriel Dr	-	564	2025	2.28 mi
South Gabriel Drive	-	399	2023	2.28 mi
Sunset Ridge Drive	-	210	2023	2.31 mi
TX 360	River Run NW	35,134	2020	2.33 mi

# LOCATION MAPS

Pack N Ship Pro  
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# BUSINESS MAP

Pack N Ship Pro Sublease  
19372 Research Boulevard | Austin, TX 78717



**PACK AND SHIP PROS**



Ronald Reagan Blvd

Ronald Reagan Blvd

Ronald Reagan Blvd

Kauffman Lp

29

29



**Simon Justice Hall**  
**Senior CRE Broker**  
**SHall@TransworldCRE.com**  
**(512) 572-7653**

**Simon Justice Hall is a Senior Commercial Real Estate Broker based in Austin, Texas. Working alongside Transworld Business Advisors, Simon supports business owners through complex decisions where real estate is tied directly to broader business objectives. His work focuses on site selection and owner-occupied real estate decisions, often in the context of business growth, relocation, or transition. These engagements frequently require coordination across ownership, professional advisors, and transaction timelines beyond the property itself, with an emphasis on discretion, alignment, and access to qualified capital.**

**Since 2010, Simon has represented clients across multiple commercial asset types, closing more than \$230 million in transactions across the Austin MSA. His approach is execution-driven, centered on evaluating options clearly, managing trade-offs, and guiding direct transactions from initial discovery through close with a well-managed and often confidential process.**



*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Transworld Commercial Brokers, LLC</b>	<b>9013356</b>	<b>Phil@TransworldCRE.com</b>	<b>(303)981-1936</b>
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>N/A</b>			
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Simon Hall</b>	<b>607339</b>	<b>shall@transworldcre.com</b>	<b>(512)572-7653</b>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date